148.0	0003	0013.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	999,100 / 999,100
					USE VALUE:	999,100 / 999,100
					ASSESSED:	999,100 / 999,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		FESSENDEN RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TANAKEJIAN LIVON/RTRUSTEE
Owner 2:	10 FESSEDEN RD TRUST
Owner 3:	
Street 1:	10 FESSENDEN ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	TANAKEJIAN LIVON -
Owner 2:	-
Street 1:	10 FESSENDEN ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,311 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Garden Building built about 1928, having primarily Vinyl Exterior and 2822 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 16 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
105	5311.000	589,200	4,400	405,500	999,100
Total Card	0.122	589,200	4,400	405,500	999,100
Total Parcel	0.122	589,200	4,400	405,500	999,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 354.10 | /Parcel: 354.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 97353
GIS Ref:
GIS Ref:
Insp Date: 07/16/18

PREVIOUS ASSESSMENT

Parcel ID: 148.0-0003-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	105	FV	589,400	4400	5,311.	405,500	999,300	999,300	Year End Roll	12/18/2019
2019	105	FV	442,000	4400	5,311.	405,500	851,900	851,900	Year End Roll	1/3/2019
2018	105	FV	442,000	4400	5,311.	272,300	718,700	718,700	Year End Roll	12/20/2017
2017	105	FV	416,300	4400	5,311.	260,700	681,400	681,400	Year End Roll	1/3/2017
2016	105	FV	416,300	4400	5,311.	237,500	658,200	658,200	Year End	1/4/2016
2015	105	FV	374,100	4400	5,311.	191,200	569,700	569,700	Year End Roll	12/11/2014
2014	105	FV	374,100	4400	5,311.	170,900	549,400	549,400	Year End Roll	12/16/2013
2013	105	FV	388,100	4400	5,311.	162,200	554,700	554,700		12/13/2012

!11565!

PRINT

Date	Time
12/11/20	01:43:17

LAST REV

Date	Time
08/20/18	13:19:24

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 11565

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TANAKEJIAN LIVO	1340-47		7/2/2007	Family	100	No	No		
CATANZANO GAETA	1184-73		2/27/1998		285,000	No	No		Y

USER DEFINED

Prior Id # 1:	97353
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/13/2017	1195	Re-Roof	9,200	C				

ACTIVITY INFORMATION

Date	Result	By	Name
7/16/2018	MEAS&NOTICE	CC	Chris C
5/18/2009	Measured	372	PATRIOT
12/9/1999	Mailer Sent		
11/29/1999	Measured	256	PATRIOT
7/20/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
105	Three Fam.		5311		Sq. Ft.	Site		0	70.	1.09	11									405,530						405,500	

Total AC/HA: 0.12192 | Total SF/SM: 5311 | Parcel LUC: 105 | Three Fam. | Prime NB Desc: ARLINGTON | Total: 405,530 | Spl Credit | Total: 405,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	3	Total:	3
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:	1	Rating:	Average
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.07134831
Const Adj.:	0.98000199
Adj $ / SQ:	178.487
Other Features:	160000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	723838
Depreciation:	134634
Depreciated Total:	589204

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 16 | BRs: 5 | Baths: 3 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	2	
1	4	1	
Totals			
3	16	5	

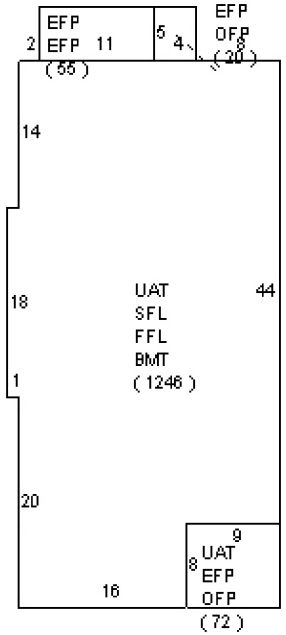
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	178.49
Special Features:	0	Val/Su Net:	135.08
Final Total:	589200	Val/Su SzAd	236.44

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,246	53.550	66,718
FFL	First Floor	1,246	178.490	222,395
SFL	Second Floor	1,246	178.490	222,395
UAT	Upper Attic	330	124.940	41,168
EFP	Enclos Porch	202	39.890	8,058
OFP	Open Porch	92	33.750	3,105

Net Sketched Area: 4,362 | Total: 563,839

Size Ad 2492 | Gross Are 5350 | FinArea 2822

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 148.0-0003-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X18	A	AV	1960	22.72	T	40	105			4,400			4,400

More: N | Total Yard Items: 4,400 | Total Special Featues: | Total: 4,400